

PHYSICAL/VIRTUAL EIC QUOTATION PREPARATION FEE
U S WEST

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Work Item	Time	Prob	Prob	Prob	Applied Time	Labor /Hour	Cost
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**PHYSICAL/VIRTUAL

90% PHYSICAL 10% VIRTUAL WEIGHTED QPF COST ESTIMATE

-PRODUCT EVALUATION

ESTIMATED TIME PER PE STAFF TO EVALUATE NON-STANDARD EQUIPMENT REQUIRED FOR AN INDEPENDENT COMPANY CO-LOCATION
AVG TIME INCLUDES PROCESSING TIME OF PAPERWORK AND CONSULTATION TIME WITH NTRK STAFF VIRTUAL 16 HOURS
VIRTUAL 10% OF TIME/ NON STANDARD EQUIP 70% OF TIME

EVALUATE EQUIPMENT RQST	960	1.00	0.10	0.70	67.20	41.92	46.95
Subtotal - -PRODUCT EVALUATION					67.20		46.95

-PRODUCT MANAGEMENT IMPLEMENTATION (PMI)

REVIEW EIC RQST ENTR AQCB, MONITOR, RVW PROJECT PACKAGE AND SEND TO SALES
TIME ESTIMATE FROM PMI STAFF

PMI RESPONSIBILITIES	270	1.00	1.00		270	54.32	244.46
Subtotal - -PRODUCT MANAGEMENT IMPL					270		244.46

-SYSTEM DESIGN CENTER (SDC)

REVIEW INFO FROM OSP, CSPEC, BRI. INPUT INTO COSTER, PUT TOGETHER INVESTMENT PACKAGE & SEND TO PMI ESTIMATE FROM SDC STAFF 2HRS
-PHYSICAL (90%)

REVIEW AND FORWARD INFO	120	1.00	0.90		108	54.32	97.78
REVIEW INFO FROM OSP, CSPEC, BRI, AND SEND TO PMI, PUT TOGETHER INVESTMENT PACKAGE & SEND TO CSP ESTIMATE FROM SDC STAFF 2.5HRS -VIRTUAL (10%)							

REVIEW AND FORWARD INFO	150	1.00	0.10		15	54.32	13.58
Subtotal - -SYSTEM DESIGN CENTER					123		111.36

-OUTSIDE PLANT ENGR

PER OPE STAFF 8 HOURS METRO 16 HR RURAL SAME TIME
PHYSICAL AND VIRTUAL (75% METRO) 10HRS AVG

CHK CONDUIT AND INNERDUCT	600	1.00	0.90		540	37.09	333.83
CHK CONDUIT AND INNERDUCT	600	1.00	0.10		60	37.09	37.09
Subtotal - -OUTSIDE PLANT ENGR					600		370.92

Work Item	Time	Prob	Prob	Prob	Time	Applied /Hour	Labor Cost
<u>-COMMON SYSTEM PLANNING ENGINEERING CENTER</u>							
PER STAFF 4HR ESTIMATE TO DEV INITIAL PRICE ESTIMATE TO DETERMINE RISER AND DUCT REQUIREMENTS AND DETERMINE POWER CABLING REQUIREMENTS PHYSICAL AND VIRTUAL							
DEV INITIAL PRICE ESTIMAT	240	1.00	1.00		240	39.38	157.51
Subtotal - -COMMON SYS PLAN ENGR CTR					240		157.51
<u>-BUSINESS RESOURCES</u>							
PROJECT ENGR REVIEW COLLOCATION REQUIREMENTS AND PREPARE COST ESTIMATE PER BRI STAFF 6 HOURS PER REQUEST							
RVW RQRMNTS/PREPR QUOTE	360	1.00	0.90		324	65.71	354.81
Subtotal - -BUSINESS RESOURCES					324		354.81
<u>-TRANSMISSION ENGINEERING</u>							
TRANSMN ENGR REVIEW COLLOCATION INQUIRY 3 HRS PHYSICAL AND VIRTUAL PER STAFF							
RVW INQUIRY	180	1.00	1.00		180	39.38	118.13
Subtotal - -TRANSMISSION ENGINEERING					180		118.13
Total DIRECT:					1804.20		1404.14

** As shown all time estimates are from the EIC Technical Team members
(Estimates represent Most Likely time not Worst Case Scenario)

** Labor rates include Administrative Expense and Business Fees
see TRP's for breakdown

Work Item	Time	Prob	Prob	Prob	Time	Applied Labor /Hour	Cost
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**PER TERM DS1 CHANNEL TERM

ADD

-ICSC

ICSC - INTEREXCHANGE CARRIER SERVICE CENTER

PER ICSC STAFF, TIME INVOLVED SAME AS DS1 REQUEST ICSC

1ST PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT

2ND PROBABILITY IS THE % OF CIRCUITS PER SERVICE ORDER

DIST. ASR	11	1.00	0.933	0.915	9.39	34.95	5.47
DS1	33	1.00	0.933	0.915	28.17	34.95	16.41
ORDER COMPLETION	10	1.00	0.933	0.915	8.54	34.95	4.97

Subtotal - -ICSC					46.10		26.85
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-IFCPC

IFCPC - INTEROFFICE FACILITY CURRENT PLANNING CENTER

THE PROBABILITY IS THE % OF

CHANNEL TERMINATIONS PER CIRCUIT

ORDER HANDLING	10	1.00	0.933		9.33	39.38	6.12
ORDER SCREENING	33	1.00	0.933		30.79	39.38	20.21
ORDER LOGGING	25	1.00	0.933		23.32	39.38	15.30
PROVISIONING PHYSICAL 90%	31	0.90	0.933	0.05	1.30	39.38	0.85
PROVISIONING PHYSICAL 90%	60	0.90	0.933	0.95	47.86	39.38	31.41
PROVISIONING VIRTUAL 10%	31	0.10	0.933	0.95	2.75	39.38	1.80
PROVISIONING VIRTUAL 10%	60	0.10	0.933	0.05	0.28	39.38	0.18

PER IFCPC STAFF 60 MIN PROV WHEN DISTANCE BTWN DSX REQUIRES EXTRA
DESIGN TIME (95%)

Subtotal - -IFCPC					115.63		75.87
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-DSOC

DSOC - DIGITAL SYSTEMS OPERATIONS CENTER

PER STAFF TIME ESTIMATE SAME AS DS1 CHANNEL TERMINATIONS PER CIRCUIT

4TH PROBABILITY IS FOR THE NUMBER OF JUMPERS BETWEEN DSX & DSX PER STAFF 1

LOG & ANALYZE	18	1.00		0.933	16.79	35.84	10.03
VERIFY EQUIPMENT 1 CKT	12	1.00		0.933	11.20	35.84	6.69
RUN JUMP & EST X-CONN 1 JUM	7	1.00		1.00	7	35.84	4.18
CIRCUIT COMPLETIONS	13	1.00		0.933	12.13	35.84	7.25

Subtotal - -DSOC					47.12		28.15
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-SSDAC

NO DISPATCH OR INSTALL FOR COLOCATION PER DSOC STAFF

DS1 CHAN TERM PHYSICAL/VIRTUAL INTERCONNECTION
U S WEST

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Work Item	Time	Prob	Prob	Prob	Time	Applied Labor /Hour	Cost
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-DSOC/TEST CENTER							

1ST PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
2ND PROBABILITY IS THE NUMBER OF TESTS THAT HAVE TO BE PERFORMED							
CHECK CIRCUIT DESIGN	8	1.00	0.933		7.46	34.55	4.30
PULL UP TIRKS CLRINQ	4.90	1.00	0.933		4.57	34.55	2.63
POST DVA & ASSIGN	3.40	1.00	0.933		3.17	34.55	1.83
MAKE APPTS. FOR PTD	7	1.00	0.933		6.53	34.55	3.76
LOG ORDERS INTO CIMAP	7	1.00	0.933		6.53	34.55	3.76
INPUT RESULTS INTO CIMAP	7	1.00	0.933		6.53	34.55	3.76
COMPLETE ORDERS	9	1.00	0.933		8.40	34.55	4.84
TESTING							
ERROR SECOND TEST	15	1.00	0.933	3.00	41.98	34.55	24.17
STRESS TEST	15	1.00	0.933	1.00	13.99	34.55	8.06
Subtotal - -DSOC/TEST CENTER					99.16		57.11
Subtotal - *ADD*					308.01		187.98

Work Item	Time	Prob	Prob	Prob	Time	Applied /Hour	Labor Cost
DISCONNECT							

-ICSC							

1ST PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
2ND PROBABILITY IS THE % OF CIRCUITS PER SERVICE ORDER							
DIST ASR	11	1.00	0.933	0.915	9.39	34.95	5.47
PROCESSING DISCONNECT ASR	27	1.00	0.933	0.915	23.05	34.95	13.43
ORDER COMPLETION	10	1.00	0.933	0.915	8.54	34.95	4.97
Subtotal - -ICSC					40.98		23.87
-IFCPC							

THE PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
DS1 DISCONNECT	17	1.00	0.933		15.86	39.38	10.41
Subtotal - -IFCPC					15.86		10.41
-DSOC							

933 PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
LOG INPUT DOCUMENT	18	1.00		0.933	16.79	35.84	10.03
DISABLING CIRCUIT	10	1.00		0.933	9.33	35.84	5.57
DISC X-CONN & RMV JUMP	13	1.00			13	35.84	7.77
CIRCUIT COMPLETIONS	13	1.00		0.933	12.13	35.84	7.25
Subtotal - -DSOC					51.25		30.62
-DSOC/TEST CENTER							

THE PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
COMPLETE CIMAP FUNCTIONS	6	1.00	0.933		5.60	34.55	3.22
DISABLE CIRCUIT	10	1.00	0.933		9.33	34.55	5.37
VERIFY DISC. ORDERS	9	1.00	0.933		8.40	34.55	4.84
Subtotal - -DSOC/TEST CENTER					23.33		13.43
Subtotal - *DISCONNECT*					131.42		78.33
Total DIRECT:					439.43		266.31

*Physical and Virtual weighted together (90%physical/10% virtual)

DS3 CHAN TERM PHYSICAL/VIRTUAL INTERCONNECTION
U S WEST

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Work Item	Time	Prob	Prob	Prob	Time	Applied Labor /Hour	Cost
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**PER TERM DS3 CHANNEL TERM							

ADD							

-ICSC							

1st PROBABILITY IS THE % OF							
CHANNEL TERMINATIONS PER CIRCUIT							
2nd PROBABILITY IS THE % OF							
CIRCUITS PER SERVICE ORDER							
DIST. ASR	11	1.00	0.80	0.889	7.82	34.95	4.56
DS3	35	1.00	0.80	0.889	24.89	34.95	14.50
ORDER COMPLETION	10	1.00	0.80	0.889	7.11	34.95	4.14
PER ICSC STAFF TIME INVOLVED SAME AS DS3 REQUEST ICSC							
Subtotal - -ICSC					39.82		23.20
-IFCPC							

THE PROBABILITY IS THE % OF							
CHANNEL TERMINATIONS PER CIRCUIT							
ORDER HANDLING	10	1.00	1.00		10	39.38	6.56
ORDER SCREENING	33	1.00	1.00		33	39.38	21.66
ORDER LOGGING	25	1.00	1.00		25	39.38	16.41
PROVISIONING DS3 PHYSICAL	31	0.90	1.00	0.05	1.39	39.38	0.91
PROVISIONING DS3 PHYSICAL	60	0.90		0.95	51.30	39.38	33.67
PROVISIONING DS3 VIRTUAL	31	0.10	0.933	0.95	2.75	39.38	1.80
PROVISIONING DS3 VIRTUAL	60	0.10	0.933	0.05	0.28	39.38	0.18
PER IFCPC STAFF 60 MIN PROV WHEN DISTANCE							
BTWN DSX REQUIRES EXTRA DESIGN TIME (95%)							
90% PHYSICAL DESIGN 10% VIRTUAL DESIGN PER PM							
Subtotal - -IFCPC					123.72		81.19
-DSOC							

LOG & ANALYZE	18	1.00	1.00		18	35.84	10.75
VERIFY EQUIPMENT 1 CKT	12	1.00	1.00		12	35.84	7.17
RUN JUMP & EST X-CONN 1 JUM	7	1.00	1.00		7	35.84	4.18
CIRCUIT COMPLETIONS	13	1.00	1.00		13	35.84	7.77
PER STAFF TIME ESTIMATE SAME AS DS3 1 JUMPER							
Subtotal - -DSOC					50		29.87

Work Item	Time	Prob	Prob	Prob	Time	Applied Labor /Hour	Cost
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-DSOC/TEST CENTER							

THE PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT 2ND PROBABILITY IS THE NUMBER OF TESTS THAT HAVE TO BE PERFORMED							
CHECK CIRCUIT DESIGN	8	1.00	1.00		8	34.55	4.61
PULL UP TIRKS CLRINQ	4.90	1.00	1.00		4.90	34.55	2.82
POST DVA & ASSIGN	3.40	1.00	1.00		3.40	34.55	1.96
MAKE APPTS. FOR PTD	7	1.00	1.00		7	34.55	4.03
LOG ORDERS INTO CIMAP	7	1.00	1.00		7	34.55	4.03
INPUT RESULTS INTO CIMAP	7	1.00	1.00		7	34.55	4.03
COMPLETE ORDERS	9	1.00	1.00		9	34.55	5.18
TESTING							
ERROR SECOND TEST	15	1.00		3.00	45	34.55	25.91
STRESS TEST	15	1.00		1.00	15	34.55	8.64
Subtotal - -DSOC/TEST CENTER					106.30		61.21
Subtotal - *ADD*					319.84		195.47

DS3 CHAN TERM PHYSICAL/VIRTUAL INTERCONNECTION
U S WEST

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Work Item	Time	Prob	Prob	Prob	Time	Applied Labor /Hour	Cost
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DISCONNECT							

-ICSC							

1ST PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
2ND PROBABILITY IS THE % OF CIRCUITS PER SERVICE ORDER							
DIST ASR	11	1.00	0.80	0.889	7.82	34.95	4.56
PROCESSING DISCONNECT ASR	27	1.00	0.80	0.889	19.20	34.95	11.18
ORDER COMPLETION	10	1.00	0.80	0.889	7.11	34.95	4.14
Subtotal - -ICSC					34.13		19.88
-IFCPC/HGPC							

THE PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
DS3 DISCONNECT	17	1.00	1.00		17	39.38	11.16
Subtotal - -IFCPC/HGPC					17		11.16
-DSOC							

LOG INPUT DOCUMENT	18	1.00	1.00		18	35.84	10.75
DISABLING CIRCUIT	10	1.00	1.00		10	35.84	5.97
DISC X-CONN & RMV JUMP	13	1.00	1.00		13	35.84	7.77
CIRCUIT COMPLETIONS	13	1.00	1.00		13	35.84	7.77
Subtotal - -DSOC					54		32.26
-DSOC/TEST CENTER							

THE PROBABILITY IS THE % OF CHANNEL TERMINATIONS PER CIRCUIT							
COMPLETE CIMAP FUNCTIONS	6	1.00	1.00		6	34.55	3.45
DISABLE CIRCUIT	10	1.00	1.00		10	34.55	5.76
VERIFY DISC. ORDERS	9	1.00	1.00		9	34.55	5.18
Subtotal - -DSOC/TEST CENTER					25		14.39
Subtotal - *DISCONNECT*					130.13		77.69
Total DIRECT:					449.97		273.16

*Physical and Virtual weighted together (90%physical/10% virtual)

APPENDIX E

**U S WEST RATE ADJUSTMENTS
EXPANDED INTERCONNECTION & COLLOCATION**

	FCC RAF ADJUSTMENT				GSF ADJUSTMENT		
	USWC Overhead Factor	USWC Original Rate	FCC Rate Adj Factor	USWC Adjusted Rate	FCC Rate Adj Factor * % ARMIS chg (excludes GSF)	USWC Adj Rate (excludes GSF)	USWC Adjusted Overhead Factor
RECURRING - MONTHLY							
DS1 EICT-1.544 MBPS, PHYSICAL	1.83	\$27.50	84.48%	\$23.23	78.68%	\$21.63	1.7208
DS1 EICT-1.544 MBPS, VIRTUAL	1.83	\$27.50	84.48%	\$23.23	78.68%	\$21.63	1.7208
DS3 EICT-44.736 MBPS, PHYSICAL	1.83	\$313.50	84.58%	\$265.16	78.78%	\$246.97	1.7210
DS3 EICT-44.736 MBPS, VIRTUAL	1.83	\$313.50	84.58%	\$265.16	78.78%	\$246.97	1.7210
ENTRANCE STRUCTURE-PER FT PER I/D	1.67	\$0.10	87.78%	\$0.09	81.76%	\$0.08	1.6352
MAINTENANCE-PHYSICAL SPACE	1.83	\$244.00		\$244.00	93.14%	\$227.26	1.7045
HUMIDIFICATION-PHYSICAL SPACE	1.83	\$61.00		\$61.00	93.14%	\$56.82	1.7046
ARMIS FACTOR	1.8479						
ARMIS FACTOR (Excluding GSF)	1.7211						
% change in ARMIS Factor	-6.86%						

PART 69 EXPENSE RATIOS
EXPANDED INTERCONNECTION & COLLOCATION
(FILED: 07/16/93)

(A) PART 69 CATEGORY	(B) TOTAL 1992 EXPENSE	(C) TOTAL 1993 DIRECT COSTS	(D) FACTOR (B/C)
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Special Access	\$221,540,119	\$126,041,782	1.76

(A) RATE ELEMENT	(B) PROPOSED PRICE	(C) DIRECT COSTS	(D) TOTAL UNIT INVESTMT	(E) PRICE TO DIR COST RATIO (B/C)	(F) DIR COST TO PRICE RATIO (C/B)	(G) ANNL DIR COST TO UNIT INVSMT (C*12/D)
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COMMON COMPONENTS-PHYSICAL & VIRTUAL EIC:

RECURRING - MONTHLY:

RISER-PER FT, PER 12 FIBER	\$0.08	\$0.06	\$6.53	1.33	0.75	0.110
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NONRECURRING CHARGES:

ENTRANCE ENCLOSURE-MANHOLE (SHARED)	\$4,835.00	\$2,809.00	N/A	1.72	0.58	N/A
ENTRANCE ENCLOSURE-HANDHOLE (N/SHRD)	\$2,666.00	\$1,549.00	N/A	1.72	0.58	N/A
CONDUIT/INNERDUCT-PER FT	\$74.00	\$43.00	N/A	1.72	0.58	N/A
CORE DRILL	\$568.00	\$330.00	N/A	1.72	0.58	N/A
FBR CABLE SPLICING-PER SETUP	\$654.00	\$380.00	N/A	1.72	0.58	N/A
FBR CABLE SPLICING-PER FBR SPLICED	\$27.50	\$16.00	N/A	1.72	0.58	N/A
FIBER PLACEMENT-CONDUIT/INNERDUCT	\$2.60	\$1.51	N/A	1.72	0.58	N/A
FIBER PLACEMENT-RISER	\$6.05	\$3.52	N/A	1.72	0.58	N/A
RISER-PER FT	\$86.50	\$50.20	N/A	1.72	0.58	N/A
48 VOLT DC PWR CBL INSTALL-20 AMP FD	\$152.00	\$88.34	N/A	1.72	0.58	N/A
48 VOLT DC PWR CBL INSTALL-40 AMP FD	\$229.00	\$133.24	N/A	1.72	0.58	N/A
48 VOLT DC PWR CBL INSTALL-60 AMP FD	\$302.00	\$175.24	N/A	1.72	0.58	N/A

PHYSICAL EIC:

NONRECURRING CHARGES:

CAGE ENCL W/O RHVAC 100SF 80 AL	\$32,942.00	\$19,140.00	N/A	1.72	0.58	N/A
CAGE ENCL W/O RHVAC 101-200SF 160 AL	\$36,171.00	\$21,016.00	N/A	1.72	0.58	N/A
CAGE ENCL W/O RHVAC 201-300SF 240 AL	\$48,284.00	\$28,054.00	N/A	1.72	0.58	N/A
CAGE ENCL W/O RHVAC 301-400SF 320 AL	\$50,055.00	\$29,083.00	N/A	1.72	0.58	N/A
CAGE ENCL W/RHVAC 100SF 80 AL	\$50,180.00	\$29,156.00	N/A	1.72	0.58	N/A
CAGE ENCL W/RHVAC 101-200SF 160 AL	\$54,975.00	\$31,942.00	N/A	1.72	0.58	N/A
CAGE ENCL W/RHVAC 201-300SF 240 AL	\$74,926.00	\$43,534.00	N/A	1.72	0.58	N/A
CAGE ENCL W/RHVAC 301-400SF 320 AL	\$78,264.00	\$45,473.00	N/A	1.72	0.58	N/A
H/W ENCL W/O RHVAC 100SF 80 AL	\$47,921.00	\$27,843.00	N/A	1.72	0.58	N/A
H/W ENCL W/O RHVAC 101-200SF 160 AL	\$55,509.00	\$32,252.00	N/A	1.72	0.58	N/A

PART 69 EXPENSE RATIOS
EXPANDED INTERCONNECTION & COLLOCATION
(FILED: 07/16/93)

(A)	(B)	(C)	(D)
PART 69 CATEGORY	TOTAL 1992 EXPENSE	TOTAL 1993 DIRECT COSTS	FACTOR (B/C)
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Special Access	\$221,540,119	\$126,041,782	1.76

(A)	(B)	(C)	(D)	(E)	(F)	(G)
RATE ELEMENT	PROPOSED PRICE	DIRECT COSTS	TOTAL UNIT INVESTMT	PRICE TO DIR COST RATIO (B/C)	DIR COST TO PRICE RATIO (C/B)	ANNUAL DIR COST TO UNIT INVSMT (C*12/D)
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H/W ENCL W/O RHVAC 201-300SF 240 AL	\$69,880.00	\$40,602.00	N/A	1.72	0.58	N/A
H/W ENCL W/O RHVAC 301-400SF 320 AL	\$75,475.00	\$43,853.00	N/A	1.72	0.58	N/A
H/W ENCL W/RHVAC 100SF 80 AL	\$63,440.00	\$36,860.00	N/A	1.72	0.58	N/A
H/W ENCL W/RHVAC 101-200SF 160 AL	\$74,315.00	\$43,179.00	N/A	1.72	0.58	N/A
H/W ENCL W/RHVAC 201-300SF 240 AL	\$96,521.00	\$56,081.00	N/A	1.72	0.58	N/A
H/W ENCL W/RHVAC 301-400SF 320 AL	\$103,684.00	\$60,243.00	N/A	1.72	0.58	N/A
INSPECTOR LBR-NORM BHRS PER 1/2 HR	\$34.40	\$20.00	N/A	1.72	0.58	N/A
INSPECTOR LBR-AFTER HRS PER 1/2 HR	\$43.00	\$25.00	N/A	1.72	0.58	N/A
HUMIDIFICATION - PHYSICAL SPACE	\$6,884.00	\$4,000.00	N/A	1.72	0.58	N/A

VIRTUAL EIC:

RECURRING - MONTHLY:

VIRTUAL FOC-PER FT 24 FBRS	\$0.25	\$0.18	\$10.70	1.39	0.72	0.202
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NONRECURRING CHARGES:

VIRTUAL FOC-PER FT 24 FBRS	\$7.40	\$4.31	N/A	1.72	0.58	N/A
VIRTUAL EQPT MX-NORM BHRS PER 1/2 HR	\$29.25	\$17.00	N/A	1.72	0.58	N/A
VIRTUAL EQPT MX-AFTER HRS PER 1/2 HR	\$44.75	\$26.00	N/A	1.72	0.58	N/A

APPENDIX F

In this Appendix, U S WEST provides the price-out as requested in Paragraph 22(d) of the Order Designating Issues for Investigation.

In the following worksheet, U S WEST provides a price-out which assumes a collocator self-provisions the entrance conduit, cable vault splice, cable pulling to the vault and the cage. U S WEST provides the riser space, 48 volt cable feed, cage construction and an inspector during the period the collocator constructs its entrance conduit, performs splicing and pulls its cable. U S WEST also provides 100 DS1 EICTs, floor space rental and maintenance.

U S WEST Price Out -- Physical Collocation

U S WEST Model Office -- Cost of Providing 100 DS1's

Non-recurring Charges	Rate Under Investigation	Required Per 100 DS1's	Total Non-Recurring	RAF	RAF'd Rate	RAF'd Total Non-recurring
Riser -- per foot	\$86.50	50	\$4,325	100%	\$86.50	\$4,325
48V Cable -- per foot, per feed	\$152.00	50	\$7,600	100%	\$152.00	\$7,600
Cage Construction	\$32,942.00	1	\$32,942	100%	\$32,942.00	\$32,942
Inspector (per 1/2 hour)	\$34.40	40	\$1,376	100%	\$34.40	\$1,376
EICT	\$487.00	100	\$48,700	100%	\$487.00	\$48,700
Total NRC's			\$94,943			\$94,943

Equivalent Monthly Payment Over 5 Years @ 11.25% Interest

\$2,076.15 \$2,017.26

Recurring Charges	Rate Under Investigation	Required Per 100 DS1's	Total Monthly	RAF	RAF'd Rate	RAF'd Total Monthly
Power (per 48V, 10 Amp Circuit)	\$10.00	2	\$20	100%	\$10.00	\$20.00
Entrance Conduit/Inner Duct	\$0.08	50	\$4	100%	\$0.08	\$4.00
Riser -- per foot, per 12 strand	\$0.08	50	\$4	100%	\$0.08	\$4.00
Floor Space -- base rent	\$3.85	100	\$385	100%	\$3.85	\$385.00
Floor Space - Maintenance	\$244.00	1	\$244	93%	\$227.26	\$227.26
EICT	\$27.40	100	\$2,740	79%	\$21.63	\$2,163.00
Total Recurring			\$3,397			\$2,803.26
Total Monthly Cost			\$5,473			\$4,820.52
Monthly Cost Per DS1			\$54.73			\$48.21

APPENDIX G

March 18, 1993

JIM RANSON
SENIOR ASSOCIATE
TENANT ADVISORY SERVICES

Mr. Jim Hayek
U S West of Business Resources, Inc.
188 Inverness Drive West
Suite 400
Englewood, Colorado 80112

303 799-7213
303 792-5129 FAX

Dear Jim:

Pursuant to your inquiry as to the appropriate method for pricing space that a company such as US West might adopt in order to establish a fair market charge for the use of such space by outside vendors, we suggest the following based upon our experience.

- 1) Type I Office Space: We would classify the type of space that you described as similar to Type I Computer space. That is, office space that incorporates a high degree of specialized improvements into an area of restricted use.
- 2) Extraordinary Costs: Other than those costs associated with the actual construction of the premises, there are a number of related items which you should be aware of that may impact your pricing structure. Some of these items are: demolition costs of utilized space to make the necessary room available for the new tenant, the cost of relocation and tenant improvements for the function which had to be relocated, post occupancy restoration charges (which could be substantial considering the specialized use), additional charges your company may incur in order to provide the necessary cabling and electrical capacity, costs related to access of the space and the traffic associated with such utilization, costs associated with the disruption of your business during demolition/construction of the space and throughout the term of the lease. Such costs could be substantial, especially on a square foot basis since the size of the leased premises is quite small (100-500 SF).
- 3) Common Area/Access: It is customary to add a charge for common area usage for access and restrooms. Typically this is a 12-18% premium added to the usable area of the specific space.
- 4) Operating Expenses: In addition to the base rent, it is prevalent in the market to pass on the costs of the building operating expenses to tenants on a pro-rata basis, including real estate taxes, insurance and utility costs. Due to the potential for excessive electrical usage, it would be wise to consider metering these tenants on a separate basis. Typically, the charge to install such a meter is borne by the tenant.

Mr. Jim Hayek
March 18, 1993
Page Two

5) Based on our market knowledge, excluding taxes, operating costs and the necessary tenant improvements, I feel realistic lease rates for such space are as follows:

- | | |
|----------------------|-------------------------|
| a. Primary Markets | \$38.00/SF - \$45.00/SF |
| b. Secondary Markets | \$30.00/SF - \$35.00/SF |
| c. Tertiary Markets | \$20.00/SF - \$25.00/SF |

I feel a methodology such as this would be fair and reasonable in determining a fair market price for co-location type space. It would also take into account the fluctuation of market conditions and provide both parties a reasonable benchmark in evaluating your price structure. If you need further clarification and/ or have any questions, please do not hesitate to call. Thank you for the opportunity to be of assistance.

Sincerely,

CB COMMERCIAL
REAL ESTATE GROUP, INC.



James D. Ranson
303-799-7213

lab/JR40B

APPENDIX H

Grubb & Ellis

March 26, 1993

Mr. Jim Hayek
US West Business Resources Inc.
188 Inverness Drive
Suite 200
Englewood, Colorado 80112

Dear Jim:

This letter will serve as an analysis of the methodology for pricing of co-location space. The space leased is assumed to be in the 100 to 150 square foot range. As per previous conversations with you we understand that you have priced this space as follows:

Tier I City - \$39.00 NNN
Tier II City - \$31.00 NNN
Tier III City - \$20.00 NNN

Pricing a very small space is always difficult. Without question there is a definite premium associated with leasing small spaces. In addition to this, in this scenario we are dealing with central office type construction (heavy floor loads with heavy communication requirements). Therefore in an analysis of this type there are two factors that must be considered to arrive at a lease rate: 1) the premium associated with the small space and 2) the premium associated with central office type construction.

Premium associated with small space -

Perhaps the easiest way to arrive at this space is to look at lease rates associated with executive suite operations as these spaces are typically in the 150 square foot range (i.e. a 10 x 15 office). Typically these offices rent in the \$400 to \$500 range per month. Annualizing these monthly rents provides a gross rental rate between \$32.00 and \$40.00 per RSF (based on the aforementioned 150 RSF office). If we assume operating expenses of \$6.00 per RSF this equates to a triple net rent in the \$26.00 to \$34.00 range.

Premium associated with central office type construction -

The easiest way to determine this premium is to look at the cost of building the facility as compared to a standard building. We have been provided with an estimate of building costs of \$155.00 to \$165.00 per RSF. If we assume a typical office property costs in the neighborhood of \$100 - \$125 per RSF, then we are looking at a premium of \$40.00 to \$55.00 per RSF. If we use a capitalization rate of 10% this equates to an additional \$4.00 to \$5.50 per RSF that can be added to the rates stated in the previous paragraph.

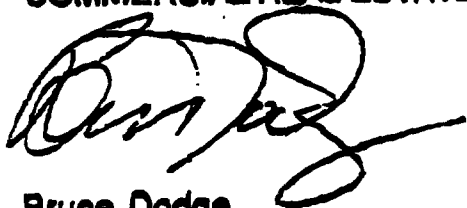
Summary -

Based on these assumptions we would place rates in the \$30.00 to \$39.50 per RSF range. We would therefore concur with the estimates you have provided us for the Tier I and Tier II space. The rates proposed for the Tier III space may be a little low based on our assumptions.

Please do not hesitate to call should you have any questions regarding this subject.

Sincerely,

**GRUBB & ELLIS COMPANY
COMMERCIAL REAL ESTATE SERVICES**

A handwritten signature in black ink, appearing to read "Bruce Dodge", is written over the typed name.

**Bruce Dodge
Senior Marketing Consultant
Office Properties Division**

APPENDIX I

Metropolitan Fiber Systems
of Philadelphia, Inc.

Supplement No. 2 to Tariff Access
Telephone Pa. PUC No. 2

NETWORK SERVICES

**METROPOLITAN FIBER SYSTEMS
OF PHILADELPHIA, INC.**

**REGULATIONS AND SCHEDULE OF INTRASTATE CHARGES
APPLYING TO NETWORK SERVICES BETWEEN
FIXED POINTS IN THE PHILADELPHIA METROPOLITAN AREA**

Issued: September 30, 1992

Effective: November 30, 1992

Issued By:

**Royce J. Holland
President
Metropolitan Fiber Systems of Philadelphia, Inc.
One Tower Lane, Suite 1600
Oakbrook Terrace, IL 60181**

Metropolitan Fiber Systems
of Philadelphia, Inc.

Supplement No. 2 to Tariff Access
Telephone Pa. FUC No. 2
Second Revised Page No. 2
Cancelling First Revised Page No. 2

CHECK SHEET

Original and revised pages, as named below, comprise all
changes from the original tariff in effect on the date indicated.

<u>Page</u>	<u>Revision</u>	<u>Page</u>	<u>Revision</u>
1	Second Revised	30	Original
2	Second Revised	31	First Revised
3	Second Revised	32	First Revised
4	Original	33	First Revised
5	Original	34	First Revised
6	First Revised	35	First Revised
7	Original	36	First Revised
8	Original	37	First Revised
9	Original	38	First Revised
10	Original	39	First Revised
11	Original	40	First Revised
12	Original	41	Original
13	Original	42	Original
14	Original	1A	Original
15	Original	2A	Original
16	Original	3A	Original
17	Original	4A	Original
18	Original	5A	Original
19	Original	6A	Original
20	Original	7A	Original
21	Original	8A	Original
22	Original	9A	Original
23	Original	10A	original
24	Original		
25	Original		
26	Original		
27	Original		
28	Original		
29	Original		

Issued: September 30, 1992

Effective: November 30, 1992

Issued By: Royce J. Holland, President
Metropolitan Fiber Systems of Philadelphia, Inc.
One Tower Lane, Suite 1600
Oakbrook Terrace, Illinois 60181

**Metropolitan Fiber Systems
of Philadelphia, Inc.**

**Supplement No. 2 to Tariff Access
Telephone Pa. PUC No. 2
Second Revised Page No. 3
Cancelling First Revised Page No. 3**

APPLICATION OF SUPPLEMENT

This supplement sets forth a Temporary Service Offering of interconnection services related to intra-state non-switched high capacity transport facilities at the Company's central Node, for a period not to exceed one year.

Issued: September 30, 1992

Effective: November 30, 1992

Issued By:

**Royce J. Holland, President
Metropolitan Fiber Systems of Philadelphia, Inc.
One Tower Lane, Suite 1600
Oakbrook Terrace, Illinois 60181**